090.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	787,100	/	787,100
USE VALUE:	787,100	/	787,100
ASSESSED:	787,100	/	787,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNARD JOHN S
Owner 2:	DANIELS HEIDI A
Owner 3:	
Street 1:	171 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERNARD JOHN S -
Owner 2:	DANIELS HEIDI A -
Street 1:	171 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,230 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Aluminum Exterior and 2379 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7230.000	340,600	700	445,800	787,100
Total Card	0.166	340,600	700	445,800	787,100
Total Parcel	0.166	340,600	700	445,800	787,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.85 | /Parcel: 330.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
57556			07/30/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0004.0

!7291!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,600	700	7,230.	445,800	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	284,000	700	7,230.	452,200	736,900	736,900	Year End Roll	1/3/2019
2018	101	FV	284,000	700	7,230.	337,600	622,300	622,300	Year End Roll	12/20/2017
2017	101	FV	284,000	700	7,230.	305,700	590,400	590,400	Year End Roll	1/3/2017
2016	101	FV	284,000	700	7,230.	293,000	577,700	577,700	Year End	1/4/2016
2015	101	FV	181,100	700	7,230.	248,400	430,200	430,200	Year End Roll	12/11/2014
2014	101	FV	181,100	700	7,230.	235,700	417,500	417,500	Year End Roll	12/16/2013
2013	101	FV	154,000	700	7,230.	224,200	378,900	378,900		12/13/2012

PRINT

Date	Time
12/10/20	21:56:35

LAST REV

Date	Time
12/27/19	08:25:10
apro	

PAT ACCT. 7291

USER DEFINED

Prior Id # 1:	57556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNARD JOHN S,	61251-362		2/21/2013	Convenience	1	No	No		
OTERI VALERIE	31536-321		6/23/2000		252,825	No	No		
OTERI HARRY	28219-548		2/25/1998	Family		No	No		Mary Francis dod 2/9/62

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1389	Porch	3,000					
1/2/2013	8	Addition	240,000	C				
5/1/2003	314	Manual	4,289					replace stairs
8/26/2002	707	Porch	2,347	C				REPAIR FOOTING ON
4/8/2002	218	New Wind	7,308	C				7 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	163	PATRIOT
8/25/2000	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7230		Sq. Ft.	Site		0	70.	0.88	5									445,829						445,800	

Total AC/HA:	0.16598	Total SF/SM:	7230	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	445,829	Spl Credit		Total:	445,800

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.15480769
Const Adj.:	1.00989902
Adj $ / SQ:	104.962
Other Features:	114085
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381890
Depreciation:	41244
Depreciated Total:	340646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

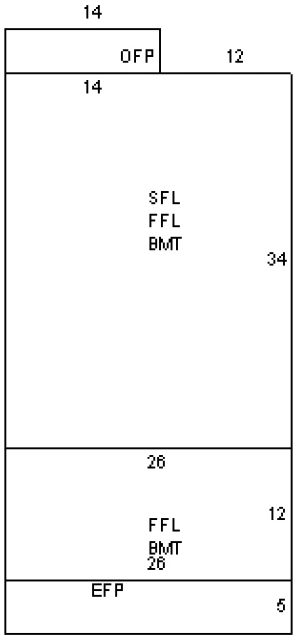
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	104.96
Special Features:	0	Val/Su Net:	98.38
Final Total:	340600	Val/Su SzAd	163.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	34.010	40,673
FFL	First Floor	1,196	104.960	125,534
SFL	Second Floor	884	104.960	92,786
EFP	Enclos Porch	130	48.640	6,324
OFP	Open Porch	56	44.440	2,488

Net Sketched Area:	3,462			Total:	267,805
Size Ad	2080	Gross Are	3462	FinArea	2379

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	FR	1980	0.00	T	39	101						
22	Wood Deck	D	Y	1	6X8	A	AV	2008	16.00	T	8.8	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700